

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, MAY 6, 2014
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Zbigniew Naumowicz, Roger Quick, Jay Tepper, and Michael Totilo. Harry Levin was absent. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner and Erin McKenna, Associate Planner.

Ms. Dell called the meeting to order at 7:07. Ms. Dell announced that the new alternate Harry Levin will be absent due to a previous commitment.

Supplemental Capital Appropriation:

Ms. Dell asked Ms. Erin McKenna, Associate Planner to make a brief presentation taking Item #1 and Item #2 together. Ms. McKenna explained to the Board the request is for some funds from the account number C56802 for Kosciuszko Park totaling \$26,723.68 be reoriented to CP0044 Rosa Hartman Park \$24,000.00, and to CP1204 Jackie Robinson Park Phase 2 \$2,723.68 for a total appropriation of \$26,723.68.

1. Capital Budget Partial Closeout:

C56802	Kosciuszko Park	\$26,723.68
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After Ms. McKenna's presentation, and a brief discussion by the members of the Board, Mr. Tepper moved recommend approval of the Capital Budget Partial Closeout listed above; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

2. Supplemental Capital Project Appropriation for the following Projects Tied to Closeout:

CP0044 – 10474097433	Park and Field Improvements – Rosa Hartman Park	
	Renovation	\$24,000.00
CP1204	Jackie Robinson Park Phase 2	\$ 2,723.68
Total		\$26,723.68

After the Board recommended approval of the Capital Budget Partial Closeout above, Mr. Totilo moved recommend approval of the Capital Budget Project appropriations listed above; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

3. Supplemental Capital Project Appropriation for Westhill High School

CPB504	BOE Safety and Security School Building Use Fund	\$200,000
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This project request is to enhance the Capital funds already programmed that will allow the City to complete a project and not increase our debt commitment. This appropriation will be paid for by using the "School Building Use Fund." After a brief discussion, Mr. Tepper moved recommend approval of this Supplemental Capital Project Appropriation for Lockwood/Maple Avenue School for Window Replacement; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

4. Supplemental Capital Project Appropriation for Lockwood/Maple Avenue Window Replacement

CPB504	BOE Safety and Security from School	\$200,000
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Ms. Dell stated that received a request by Mayor David Martin to add a last minute Supplemental Capital Project Appropriation for Lockwood/Maple Avenue Window Replacement. Ms. Dell asked for a motion to add this item

to the agenda. After a brief discussion, Mr. Tepper moved to add this item to the agenda; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo). This Supplemental Capital Project Appropriation request is for improvements to the Lockwood/Maple Avenue School Window Replacement by moving Board of Education Operating Funds to Short Term Capital. After a brief discussion, Mr. Tepper moved recommend approval of this Supplemental Capital Project Appropriation for Lockwood/Maple Avenue School for Window Replacement; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Zoning Board of Appeals Referrals:

- a) **ZBA Appl. 007-14 64 Bon Air Avenue**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation to build at 27.9 feet in lieu of the 30 feet required, front yard setback at 23 feet instead of the required 30 feet, maintain structure over existing foundation of 48 feet in lieu of 50 feet required, side property setback to maintain existing garage of 2 feet instead of required 6 feet, and for allowing a 52.9 foot street center setback instead of the 55 feet required. After a brief discussion, Mr. Totilo moved to recommend approval of ZBA Application 007-17, and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
- b) **ZBA Appl. 022-14 Cove Island Park**, the applicant (Soundwaters, Inc.) is seeking relief from Section 7.1 Flood Prone Area Regulations, Paragraph F, #3, Historic Structures in order to rebuild the city-owned boat shed, which is listed on the National Register of Historic Places as part of the Holly Pond Mansion designation, and was damaged by Super Storm Sandy. After a brief discussion, Mr. Totilo moved to recommend approval of ZBA Application 022-14, and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo). [Ms. Diane Selditch, Holly Mansion Center Director arrived just as the Board completed this item due to traffic, the Board heard a short presentation about this application]
- c) **ZBA Appl. 023-14 2691 Long Ridge Road**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation (1) front yard street line of 41.41 feet instead of the 60 feet required, (2) front yard street centerline of 66.4 feet instead of the required 85 feet, (3) side yard of both sides at 25.8 feet in lieu of 70 feet required, (4) side yard of 25.8 feet instead of required 35 feet, (5) side yard of 5.4 feet instead of 35 feet required, and (6) for allowing coverage of 11.4 percent instead of 10 percent allowed. After a considerable discussion, Mr. Tepper moved table ZBA Application 023-14 until the May 13, 2014 meeting for staff to gain clarification between the survey and aerial, as well as to clarify what exactly is being asked for by the applicant; Mr. Quick seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
- d) **ZBA Appl. 024-14 27 Ocean Drive West**, the applicant is requesting a variance of Article III, Section 4, AA, 2.4 and Table III, Appendix B (R-10 standards) of the Stamford Zoning Regulations to permit the existing single family residence to be 9.2 feet from the southerly side yard setback instead of 10 feet required; and 18 feet instead of the 20 feet required for the combined side yard setbacks. After a brief discussion, Mr. Quick moved to recommend approval of ZBA Application 024-14 with the suggestion that ZBA require verification from the Health Department regarding the septic tank, and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
- a) **ZBA Appl. 026-14 198 Cold Spring Road**, the applicant requests a variance from Article III, Section 4, AA, 2.4, 12-7½ (b) and Table III, Appendix B (R-7 ½ standards) Yards of the Stamford Zoning Regulations to allow construction of the second floor addition to align with the first floor existing wall area "A" 11.5' x 4.5' = 51.75 square feet; to allow the front line of 25.5 feet instead of the 30 feet required, and similarly Area B to allow 27 feet instead of the required 30 feet. After a brief discussion, Mr. Tepper moved to recommend

approval of ZBA Application 026-14, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

- e) **ZBA Appl. 028-14 925 Long Ridge Road**, the applicant is requesting a Special Exception to re-use the existing building for a non-profit agency providing extra-curricular educational, tutoring, physical and mentoring programming for children (Grades 1 through 11); the proposed plan includes minor site modifications to comply with front landscape requirements, additional rooftop solar panels in conformance with all the standards and requirements of R-10 zoning – pursuant to Appendix B, Table III and Section 19-3.2-e, as well as parking requirements found under Section 12-D. After a good discussion in which the Board agreed that this proposed re-use of this existing building is considerably less intrusive to the neighborhood and is in keeping with it, Mr. Quick moved to recommend approval of ZBA Application 028-14 with the suggestion that ZBA add a condition that if at a later date the applicant were to decide to change any outside uses, such as a basketball court on the south side yard that they be required to reappear before the Boards for approval of these changes, and that this application is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Planning Board Meeting Minutes:

1. Meeting of 4/8/14 – decision of the draft minutes was postponed to the 5/13/14 meeting

Old Business

Jay Tepper reported on the governance issues that were being negotiated with the merger between South West Regional Planning Agency (SWRPA) and Housatonic Valley Council of Elected Officials – specifically that the Mayor was not signing off on the Metropolitan Planning Organization, which controls transportation funding for the region as part of this new organizational scheme, but to continue as the 8 Gold Coast cities and towns.

New Business

The Board discussed what was the objective for the May 13th working meeting with the Master Plan and staff; specifically the desire for the discussion to not be filtered, but to provide information to the consultants in order to provide meaningful comments back to the consultants in their finishing the Draft Master Plan, which is targeted to be submitted to the Planning Board at its June 17th meeting.

Mr. Quick submitted an article requesting more information about the proposed Senate Bill 405 – to limit public hearings regarding subdivisions.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:15 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.